

D	11.12.15	RESITE (SETBACKS)	05
C	14.03.16	RAISE FAL 1.0M	BG
B	07.03.16	RESITE	SG
A	11.12.15	MIRROF PORTICO	BG

DRAWINGS AMENDMENTS

D CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.
ONLY SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE USED FOR THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE POSITION SHOWN IS APPROXIMATE ONLY.
AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.
A THIS SURVEY IS SPECIALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.

SURVEYORS NOTES

PROVIDE TEMPORARY PROTECTION IN ACCORDANCE WITH AS 2600.1

DEMOLITION REQUIREMENTS

SITE TO BE CLEARED OF ALL EXISTING STRUCTURES LEVELLED AND ALL SERVICES RELATED BY THE OWNER TO THE SATISFACTION OF METRICON HOMES P/L

MAXIMUM 100MM CUT
MAXIMUM 100MM FILL

(F.L. MUST BE ACCURATE TO COMPLY)
MAXIMUM 8.0 M RIDGE HEIGHT

BUILDING HEIGHT RESTRICTION

MAX. ALLOWABLE BY COUNCIL: 500 SQM
4128 SQM

SITE COVERAGE

ROOF COVERAGE AREA: 5296 SQM
TOTAL SITE COVERAGE: 4128 SQM

SITE AREA: 57910 SQM

PROPOSED ROOF COVERAGE

5296 SQM

PROPOSED ROOF COVERAGE

5296 SQM

PROPOSED ROOF COVERAGE

5296 SQM

PROPOSED ROOF COVERAGE

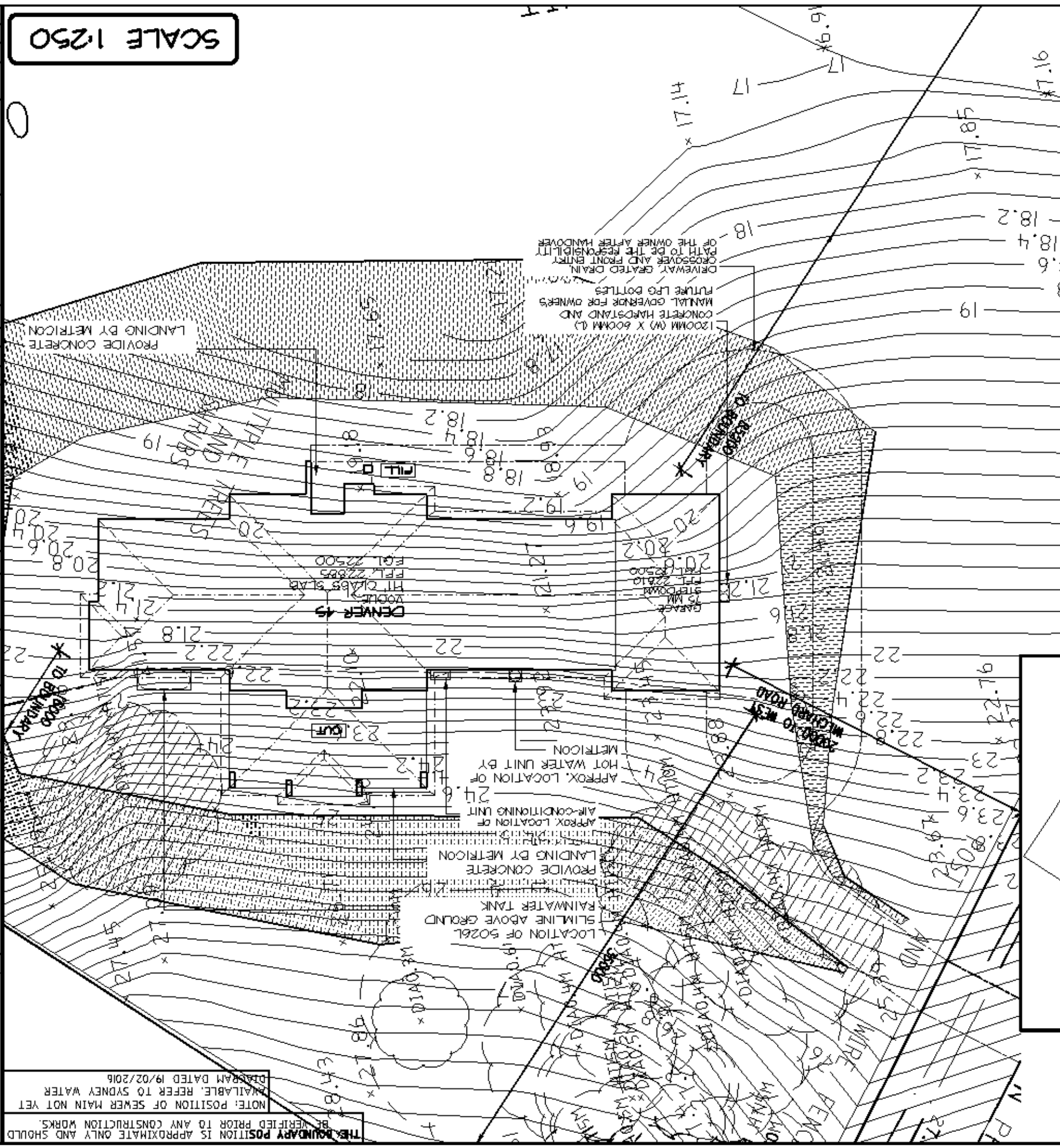
5296 SQM

PROPOSED ROOF COVERAGE

5296 SQM

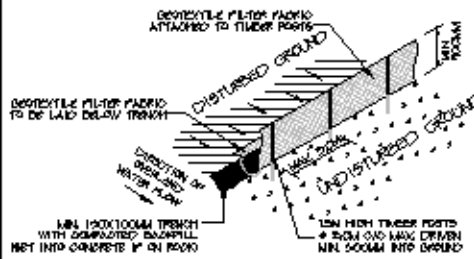
PROPOSED ROOF COVERAGE

5296 SQM



SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED REGULARLY BY THE SITE MANAGER.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 500MM WIDE X 500MM DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 50% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEP DAILY.
6. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POST AT 3.0M CENTRES. FABRIC SHALL BE DURED 150MM ALONG ITS LOWER EDGE.
7. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.



SEDIMENT FENCE DETAIL
NOT TO SCALE

TEMPORARY SECURITY FENCING

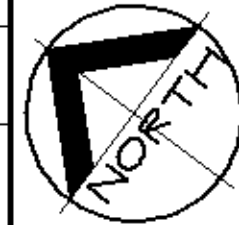
TEMPORARY SECURITY FENCING TO THE PERIMETER OF BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO SITE.

CUT & FILL BATTERS

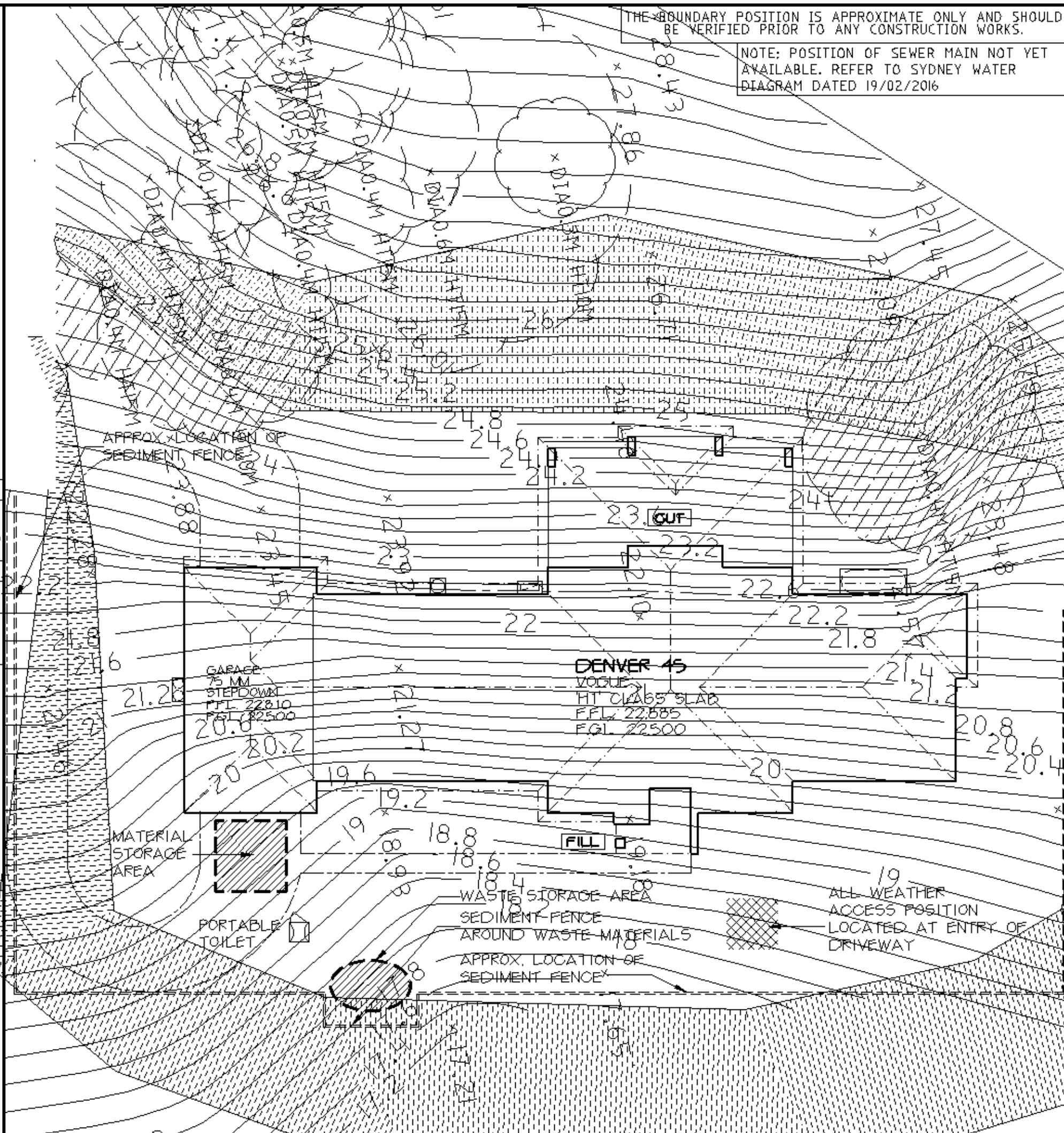
ALL GROUND LINES ARE APPROXIMATE. EXTENT OF CUT AND FILL BATTERS WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC

THE BOUNDARY POSITION IS APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION WORKS.

NOTE: POSITION OF SEWER MAIN NOT YET AVAILABLE. REFER TO SYDNEY WATER DIAGRAM DATED 19/02/2016



LOT NO	1
DEPOSITED PLAN	1181666
COUNCIL / LGA	PENRITH
SLAB CLASS	H1
WIND SPEED	N2



EROSION & SEDIMENT CONTROL PLAN

CONSTRUCTION PLAN

TEMPORARY FENCING
BUILDER TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES (LOCAL AUTH. BYLAW)

ALL WEATHER ACCESS
METRICON TO SUPPLY UP TO 5M SUITABLE ALL WEATHER ACCESS TO BUILDING PLATFORM DURING CONSTRUCTION

ASPECT SURVEY DATE: 26/02/16

CONTOUR INTERVALS: 200MM

LEVELS TO: AHD

m
metricon
Bldg E, Level 4, 32 Lexington Dr, Baulkham Hills NSW 2153
P.O. Box 7010, Norwest Business Park NSW 2153
Tel: 02 8857 9000 Fax: 02 8079 5901
Contractor Licence No: 174 889
ACN 005 108 752 www.metricon.com.au

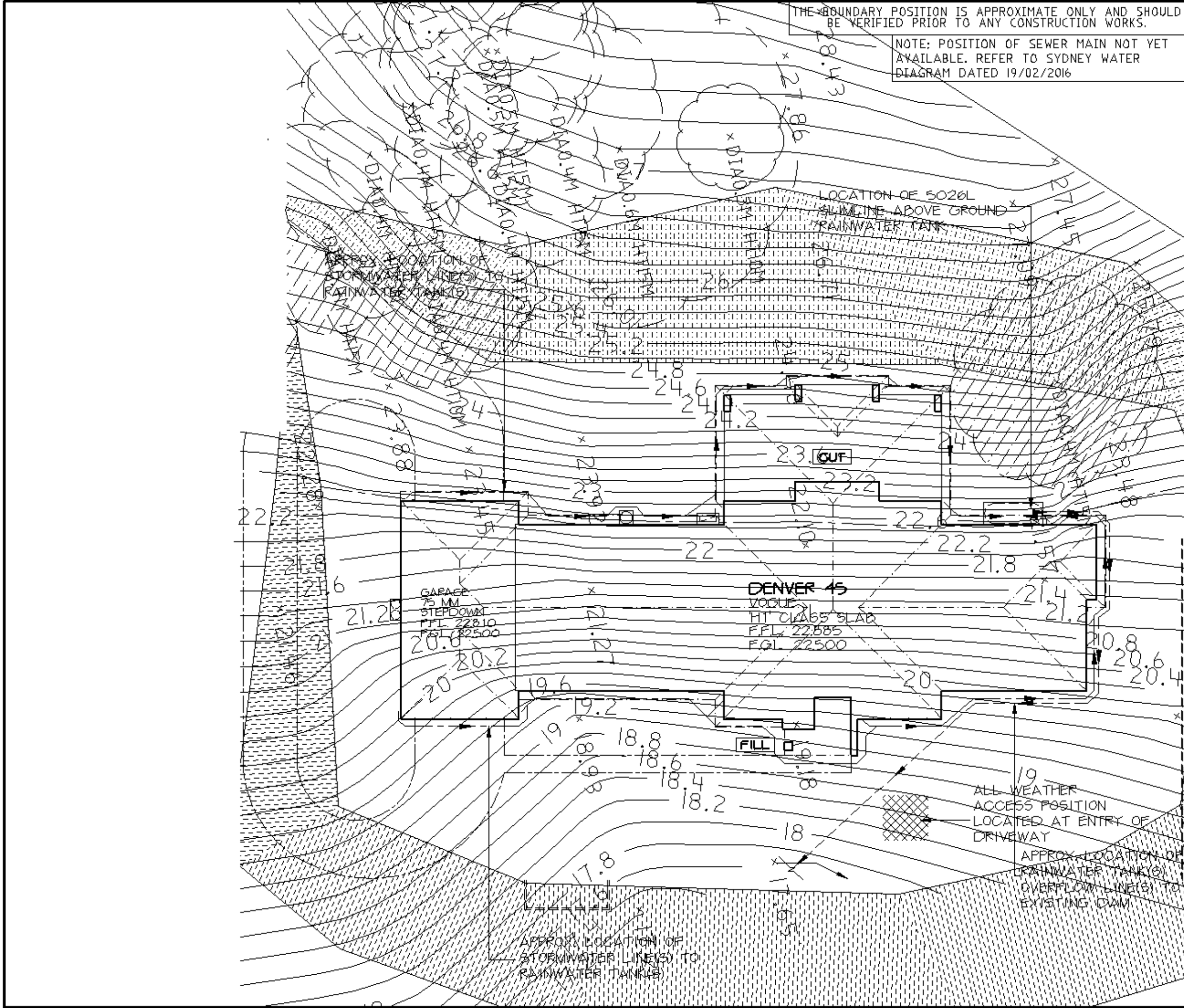
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ALLYN HOLDINGS PTY LTD
ATF THE KELLER FAMILY TRUST
LOT 1, NO. 259 WEST WILCHARD ROAD
CASTLEREAGH

JOB No. 671572

DATE: 31/03/16	DRAWN: RZ
SCALE: 1:200	SHEET: 1A OF 9

UBD REF: SYD 123 A7



LOT NO 1	
DEPOSITED PLAN 1181666	
COUNCIL / LGA PENRITH	
SLAB CLASS	H1
WIND SPEED	N2
MGA	

STORMWATER TO DRAIN TO EXISTING DAM VIA RAINWATER TANK(S)

ASPECT SURVEY DATE: 26/02/16
 CONTOUR INTERVALS: 200MM
 LEVELS TO: AHD

CONCEPT DRAINAGE PLAN

m
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ALLYN HOLDINGS PTY LTD
ATF THE KELLER FAMILY TRUST
 LOT 1, NO. 259 WEST WILCHARD ROAD
CASTLEREAGH

JOB No: 671572
 DATE: 31/03/16 DRAWN: RZ
 SCALE: 1:200 SHEET: 1B OF 9
 UBD REF: SYD 123 AT

LOT NO: 1	
DEPOSITED PLAN: 1181666	
COUNCIL / LGA: PENRITH	
SLAB CLASS:	H1
WIND SPEED:	N2

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 5000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 530 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump - air sourced with a performance of 28 to 30 RECs or better.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 5 of the bedrooms / study;		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 1 of the living / dining rooms;			
• the kitchen;			
• all bathrooms/toilets;			
• the laundry;			
• all hallways;			
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

ASPECT SURVEY DATE: 26.02.16

CONTOUR INTERVALS: 200MM

LEVELS TO: AHD

BASIX COMMITMENTS

m **metricon**
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 P.O. Box 7510, Norwest Business Park NSW 2153
 Tel: 02 8887 9000 Fax: 02 8079 6901
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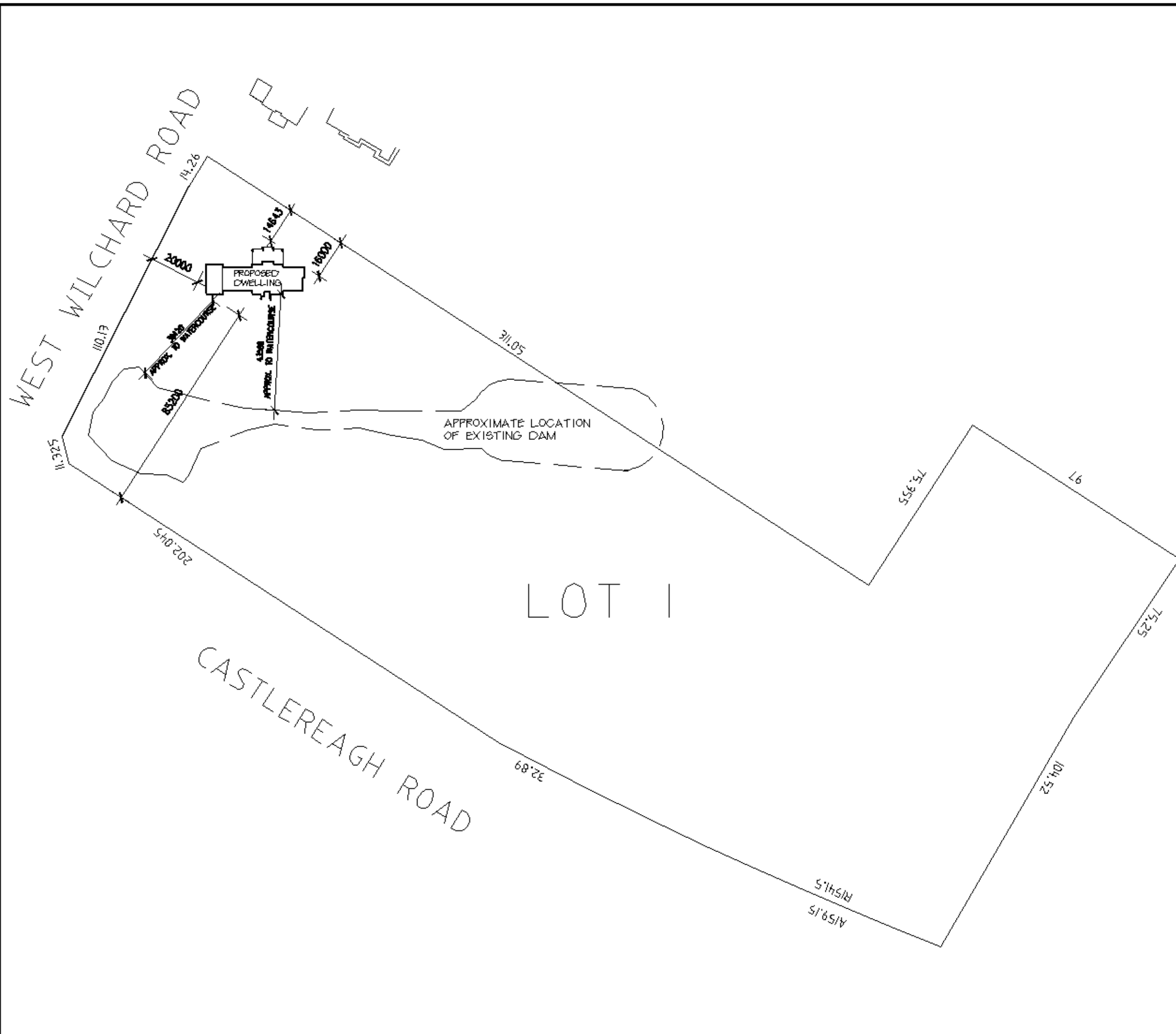
ALLYN HOLDINGS PTY LTD
 ATF THE KELLER FAMILY TRUST
 LOT 1, NO. 259 WEST WILCHARD ROAD
 CASTLEREAGH


JOB No: 671572

DATE: 31.03.16 DRAWN: FK

SCALE: 1:200 SHEET: 10 OF 9

UBD REF: 5YD 123 A7



	LOT NO	1
	DEPOSITED PLAN	1181666
	COUNCIL / LGA	PENRITH
	SLAB CLASS	M1
	WIND SPEED	NZ
MGA		

**OVERALL SITE PLAN
NTS**

m
metricon

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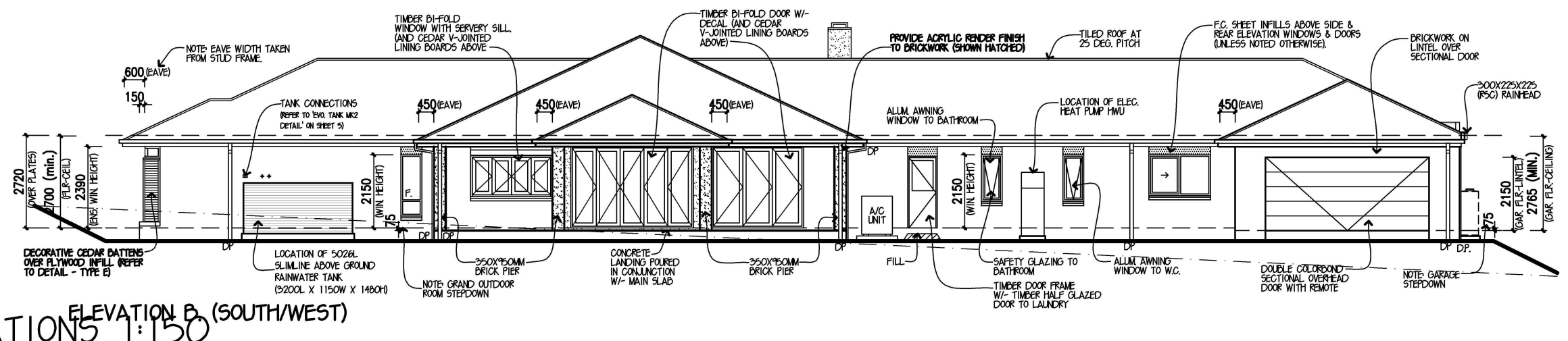
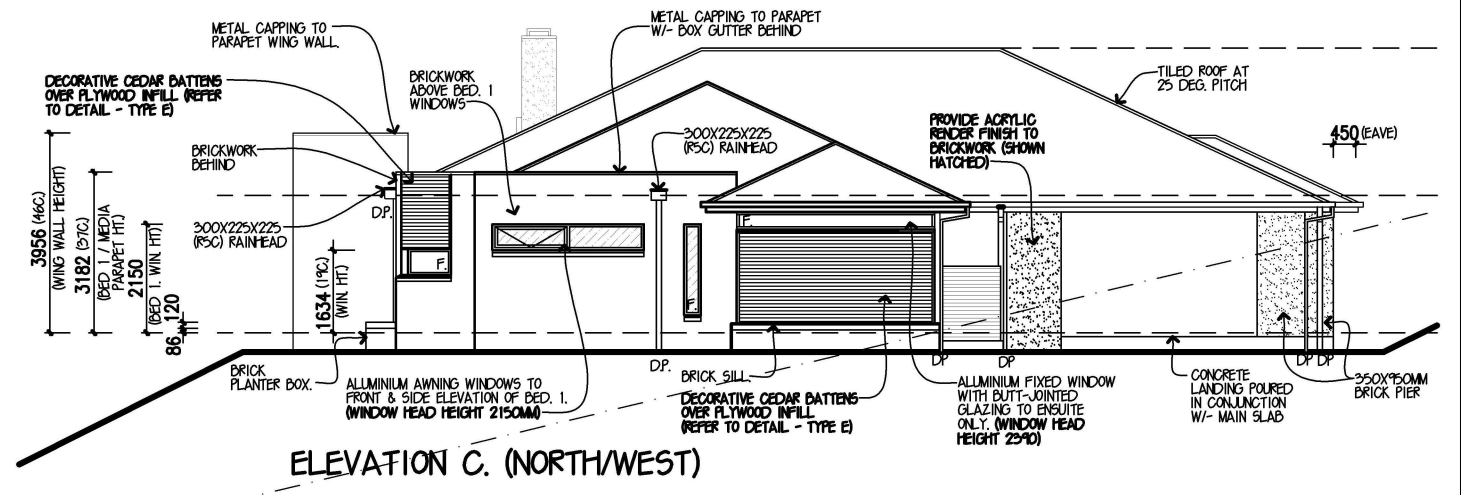
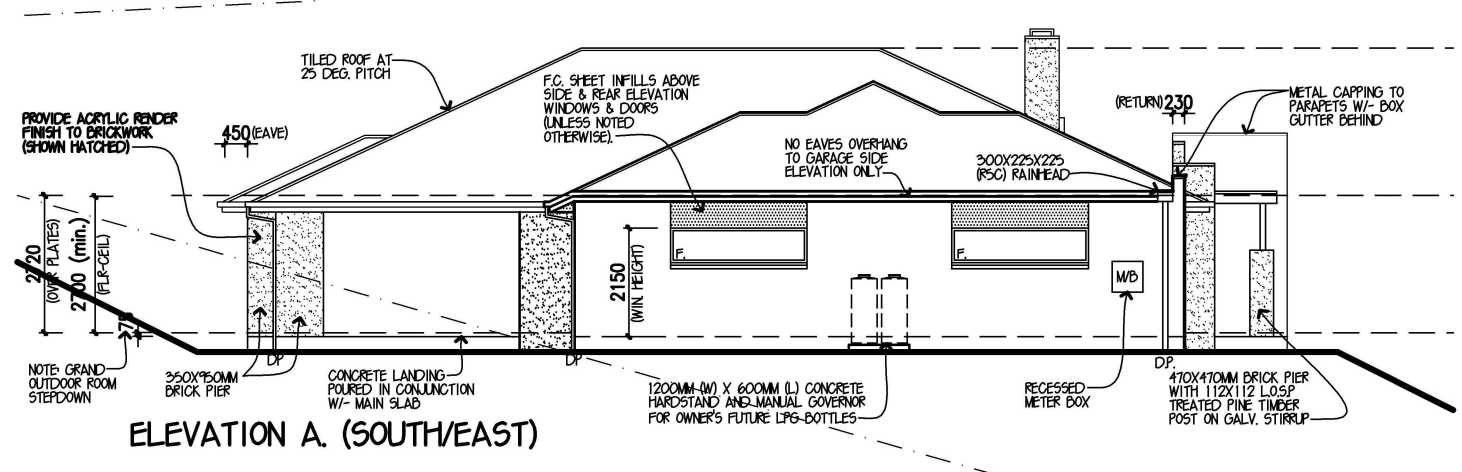
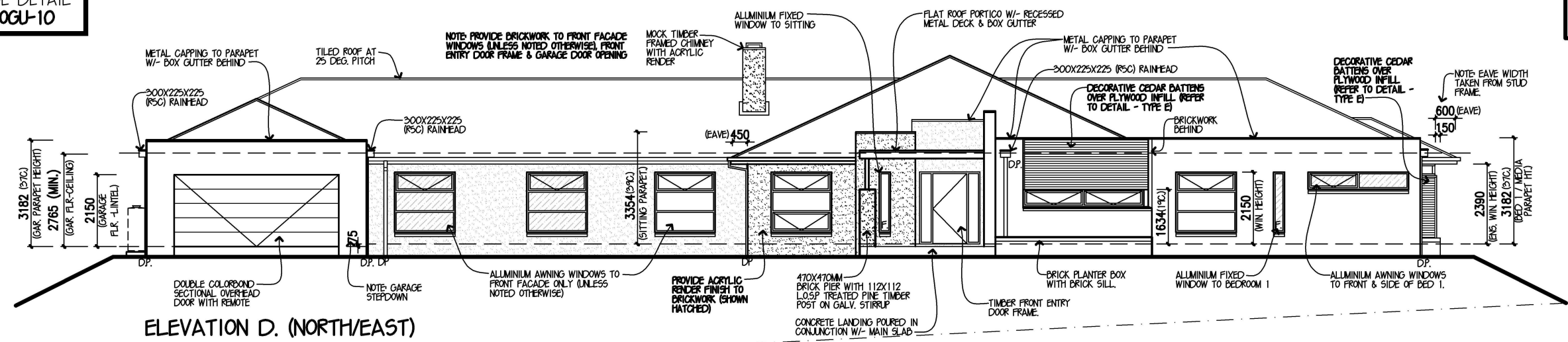
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ATF THE KELLER FAMILY TRUST
LOT 1, NO. 259 WEST WILCHARD ROAD
CASTLEREAGH**

JOB No. 671572	
DATE: 31.03.16	DRAWN: RZ
SCALE: 1200	SHEET: 10 OF 9
UBD REF: SYD 123 AT	

IMPORTANT NOTE:
REFER TO FACADE DETAIL
REF. NO. S-TYP-VOGU-10

IMPORTANT NOTE:
REFER TO ENGINEERS PLANS FOR
ARTICULATION JOINT LOCATIONS



'H1' CLASS SLAB

PROVIDE SELECTED FACE BRICKWORK TO ALL ELEVATIONS (UNLESS NOTED OTHERWISE)

□ DENOTES WINDOWS WITH 638MM THICK (NOM.) COMFORTPLUS NEUTRAL GLASS


ELEVATIONS 1:150

- NOTES:**
- * WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS U.N.O.
 - * ALL GLAZING TO COMPLY WITH A.S. 1288 - 2006 GLASS IN BUILDINGS, & WITH A.S. 4055 - 2012 FOR WINDLOADING.
 - * WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO THE NEAREST CORRESPONDING BRICK COURSE.
 - * WINDOWS TO COMPLY WITH B.C.A. 3.9.2.5
 - * GUTTER AND DRAINAGE SYSTEM TO COMPLY WITH A.S. 3500

DESIGN: DENVER 45
 FACADE: VOGUE CEILING: 24, R
 GARAGE: DOUBLE LOCATION: F

ELEVATIONS

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DESIGNER 

METRICON 2016

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OWNER: ALLYN HOLDINGS PTY LTD
 ATF THE KELLER FAMILY TRUST
 LOT 1 NO.259 WEST WILCHARD ROAD
CASTLEREAGH

JOB NO: 671572 DATE: 05.01.16
 F.C. DATE: DD MM YYYY MST VER: 02 DEC 2008
 PERMIT No:
 DRAWN: SMX CHKD: SHEET: 3 of 9

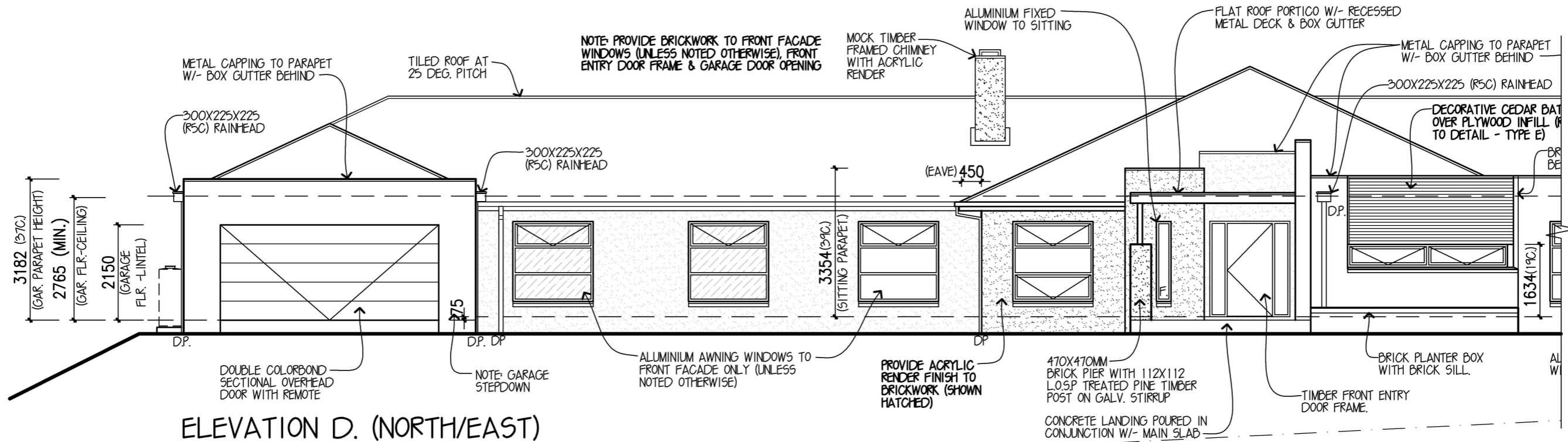
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REF. NO. 5-TYP-VOGU-10

'H1' CLASS SLAB

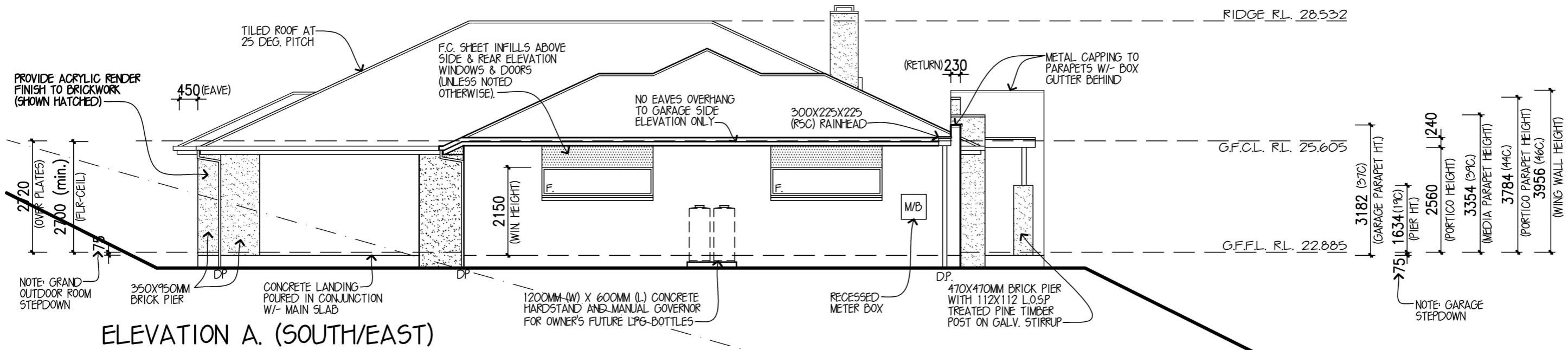
PROVIDE **SELECTED FACE BRICKWORK**
TO ALL ELEVATIONS
(UNLESS NOTED OTHERWISE)

 DENOTES WINDOWS WITH 6.38MM
THICK (NOM.) COMFORTPLUS NEUTRAL
GLASS

IMPORTANT NOTE:
REFER TO ENGINEERS PLANS FOR
ARTICULATION JOINT LOCATIONS



ELEVATION D. (NORTH/EAST)



ELEVATION A. (SOUTH/EAST)

ELEVATIONS 1:100

NOTES:
* WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS U.N.O.
* ALL GLAZING TO COMPLY WITH A.S. 1288 - 2006 GLASS IN BUILDINGS, & WITH A.S. 4055 - 2012 FOR WINDLOADING.
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* GUTTER AND DRAINAGE SYSTEM TO COMPLY WITH A.S. 3500
Document Set ID: 7190082
Version: 1, Version Date: 03/06/2016

DESIGN: **DENVER 45**
FACADE: **VOGUE** CEILING: **24, R**
GARAGE: **DOUBLE** LOCATION: **F**

DESIGNER 

OWNER: **ALLYN HOLDINGS PTY LTD**
ATF THE KELLER FAMILY TRUST
LOT 1 NO.259 WEST WILCHARD ROAD
CASTLEREAGH

ELEVATIONS

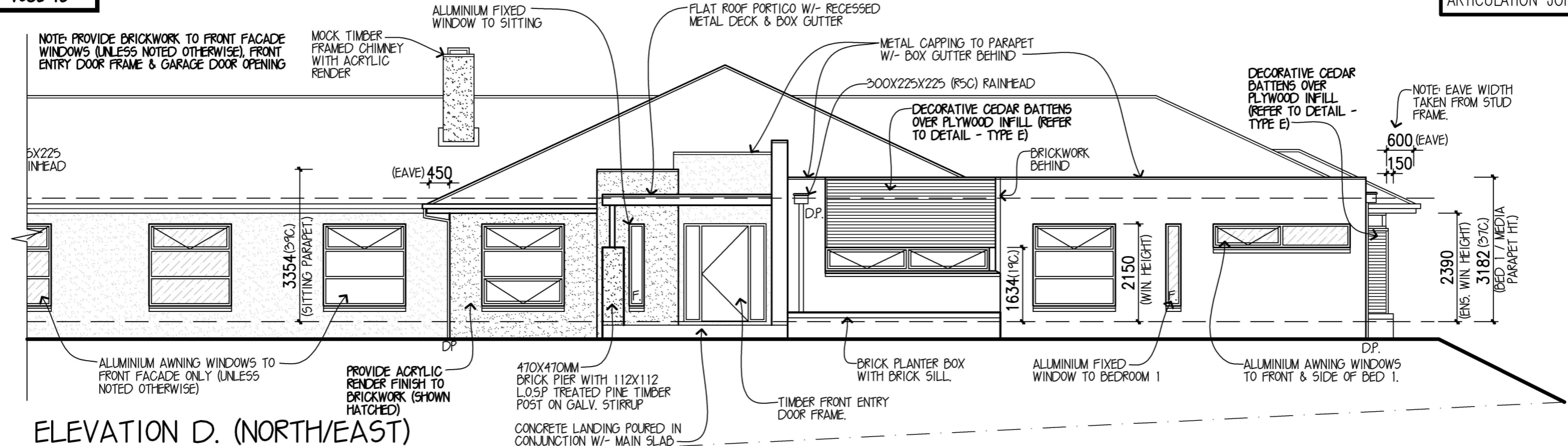
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P.O. Box 7510, Norwest Business Park NSW 2153
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F.C. DATE: **DD MM YYYY** MST VER: **02 DEC 2008**
PERMIT No:
DRAWN: **SMX** CHKD: SHEET: **4A** of **9**

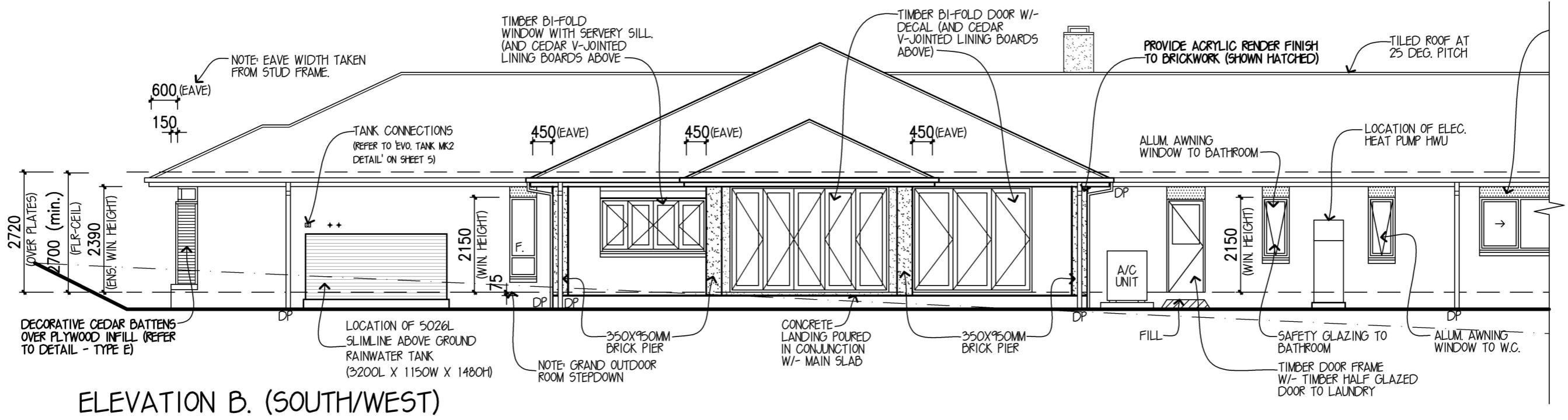
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IMPORTANT NOTE:
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ARTICULATION JOINT LOCATIONS



ELEVATION D. (NORTH/EAST)



ELEVATION B. (SOUTH/WEST)

ELEVATIONS 1:100

'H1' CLASS SLAB

PROVIDE SELECTED FACE BRICKWORK TO ALL ELEVATIONS (UNLESS NOTED OTHERWISE)

■ DENOTES WINDOWS WITH 638MM THICK (NOM) COMFORTPLUS NEUTRAL GLASS

- NOTES:**
- * WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS U.N.O.
 - * ALL GLAZING TO COMPLY WITH A.S. 1288 - 2006 GLASS IN BUILDINGS, & WITH A.S. 4055 - 2012 FOR WINDLOADING.
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DESIGN: DENVER 45
FACADE: VOGUE CEILING: 24, R
GARAGE: DOUBLE LOCATION: F

DESIGNER 

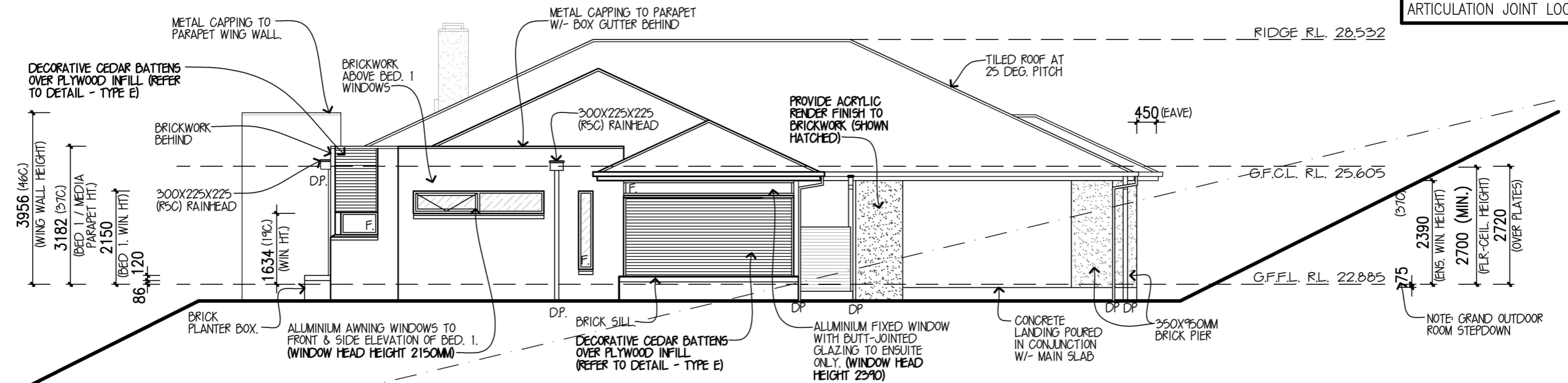
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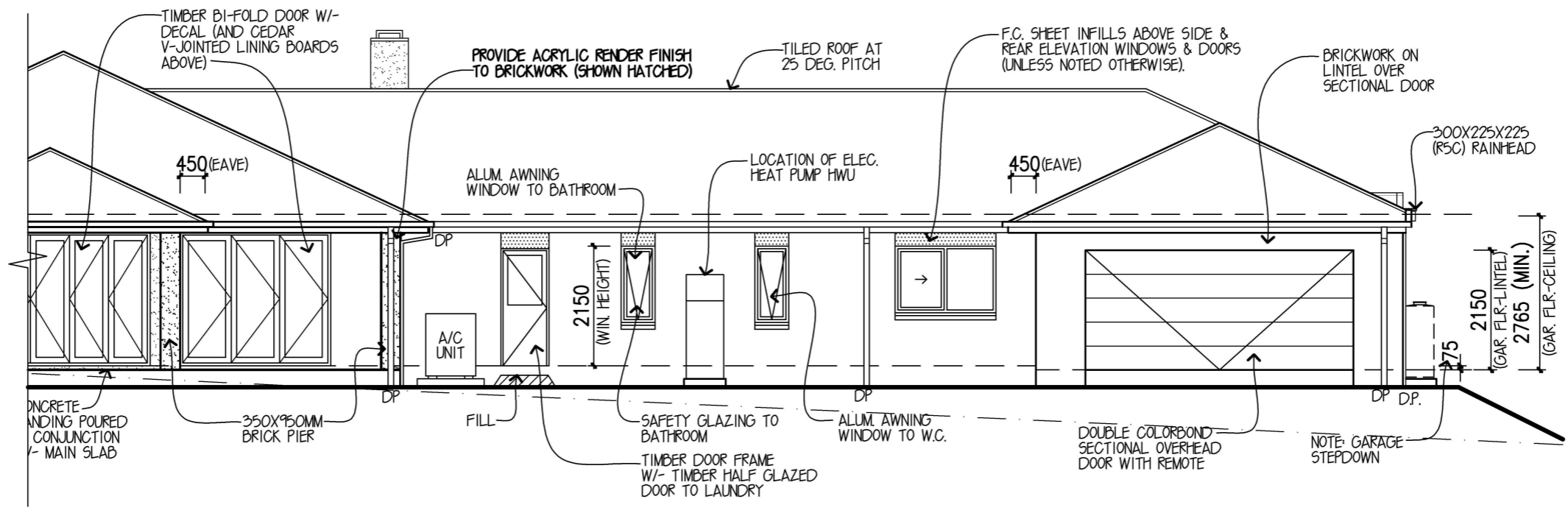
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JOB NO: 671572 DATE: 05.01.16
F.C.DATE: DD MM YYYY MST VER: 02 DEC 2008
PERMIT No:
DRAWN: SMX CHKD: SHEET: 4B of 9

IMPORTANT NOTE:
REFER TO ENGINEERS PLANS FOR
ARTICULATION JOINT LOCATIONS



ELEVATION C. (NORTH/WEST)



ELEVATION B. (SOUTH/WEST)

'H1' CLASS SLAB

PROVIDE SELECTED FACE BRICKWORK TO ALL ELEVATIONS (UNLESS NOTED OTHERWISE)

■ DENOTES WINDOWS WITH 638MM THICK (NOM.) COMFORTPLUS NEUTRAL GLASS

ELEVATIONS 1:100

- NOTES:**
- * WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS U.N.O.
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DESIGN: **DENVER 45**
 FACADE: **VOGUE** CEILING: **24, R**
 GARAGE: **DOUBLE** LOCATION: **F**

DESIGNER 
 METRICON 2016

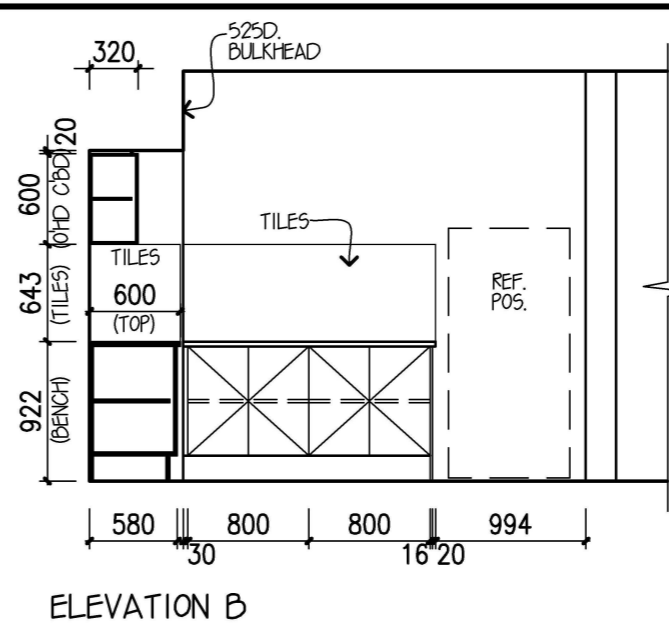
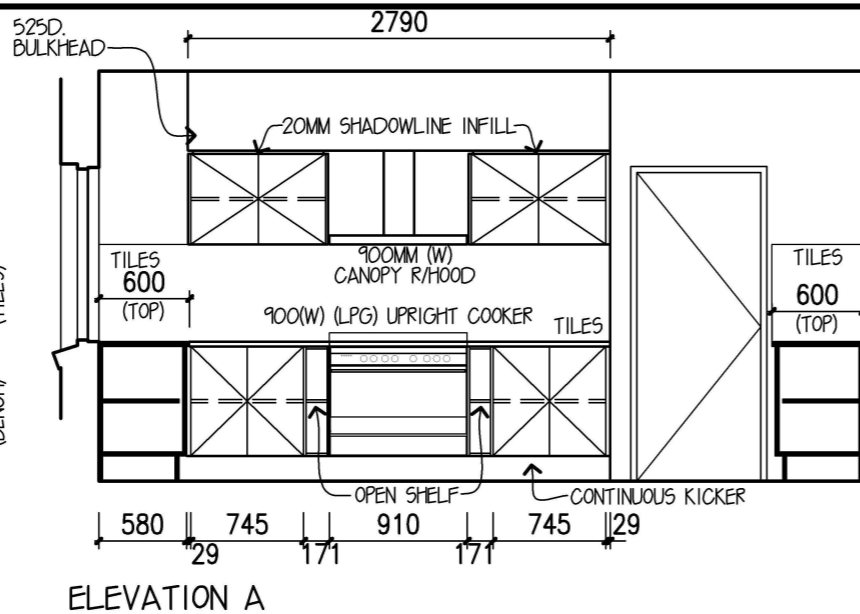
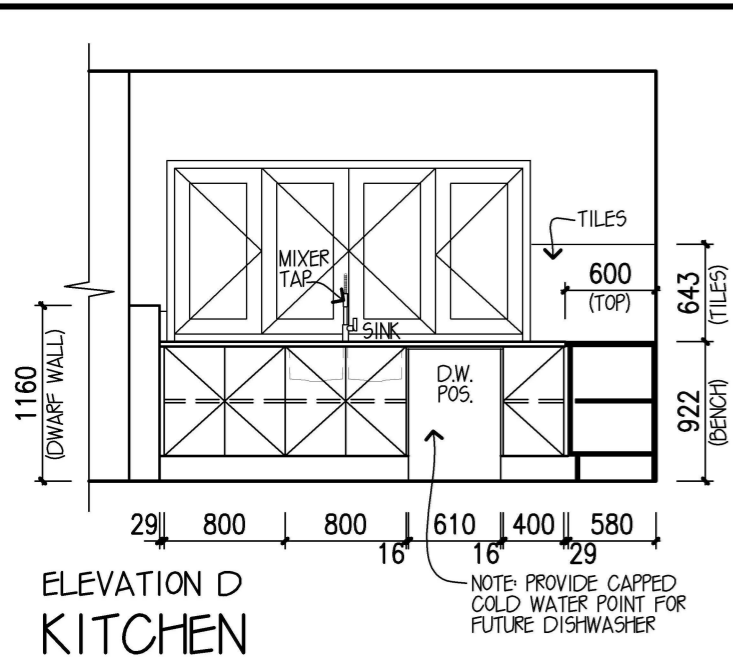
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CASTLEREAGH

ELEVATIONS

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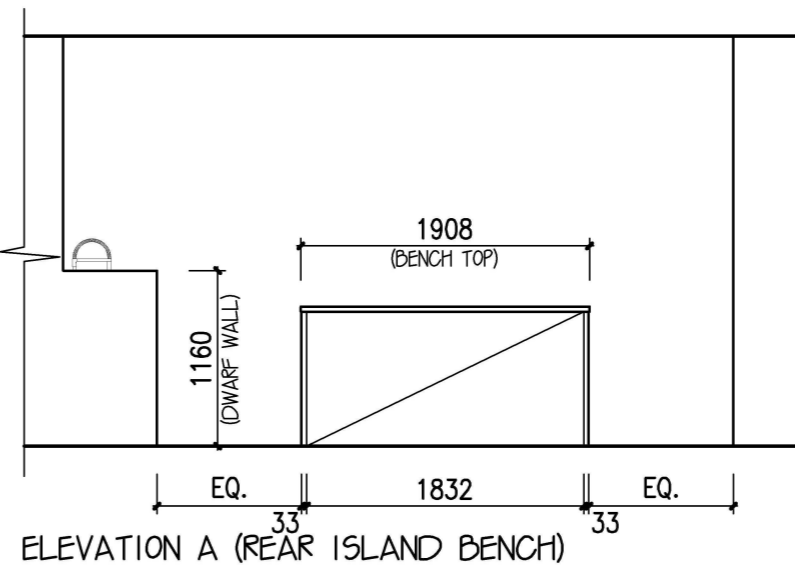
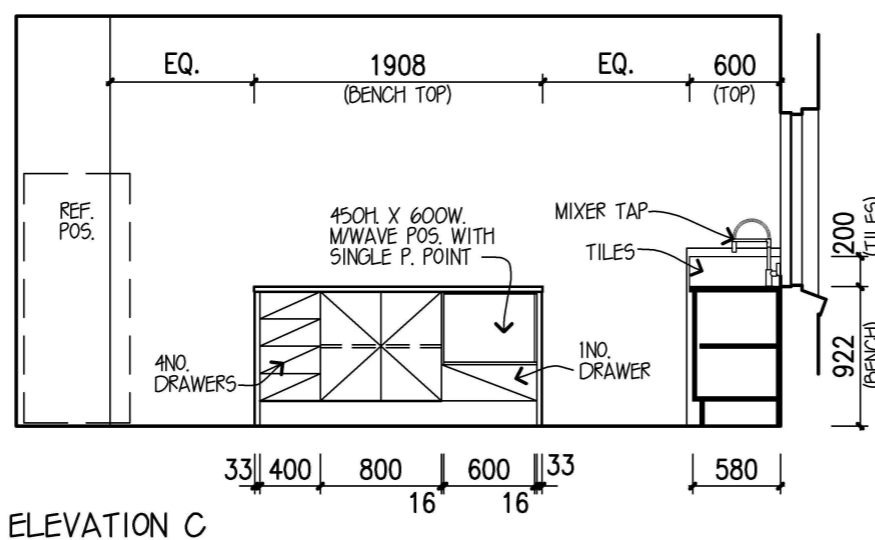
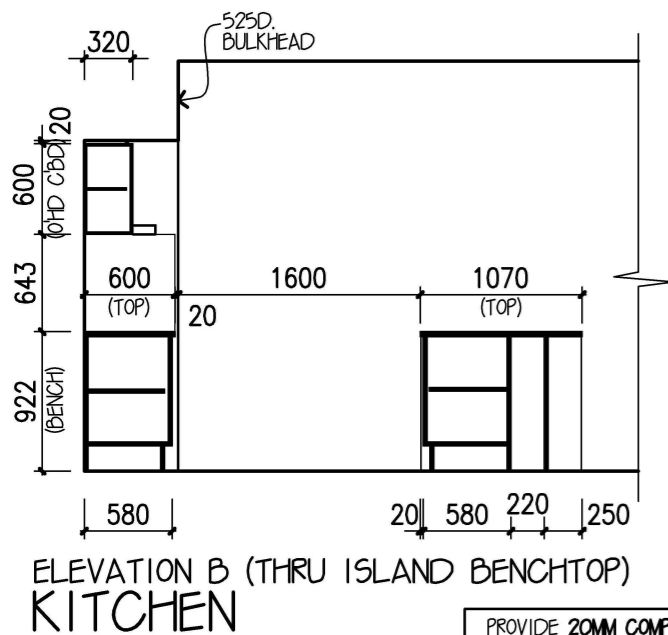
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JOB NO: **671572** DATE: **05.01.16**
 F.C.DATE: **DD MMM YYYY** MST VER: **02 DEC 2008**
 PERMIT No:
 DRAWN: **SMX** CHKED: SHEET: **4C** of **9**



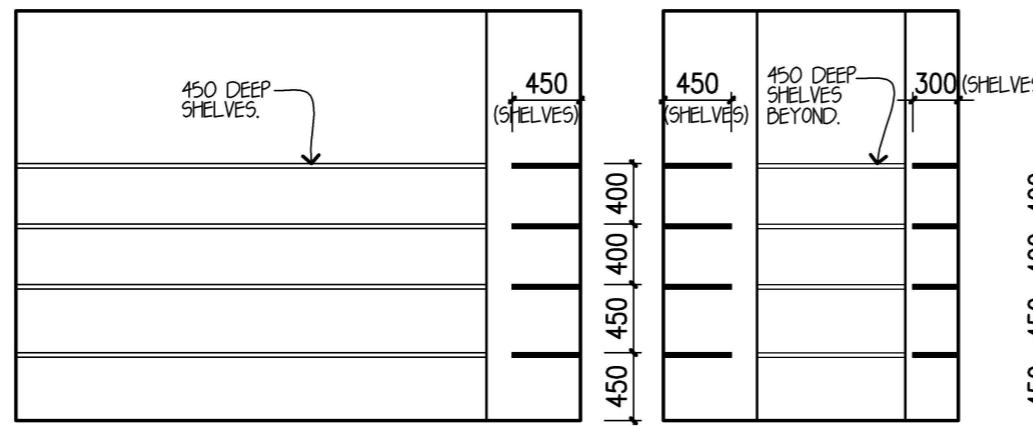
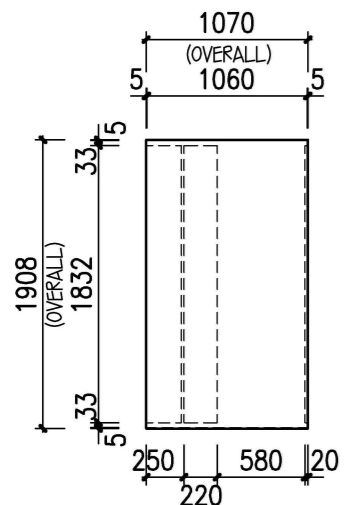
PROVIDE 20MM COMPOSITE STONE TO ALL KITCHEN BENCHTOPS

PROVIDE 20MM COMPOSITE STONE TO ALL KITCHEN BENCHTOPS

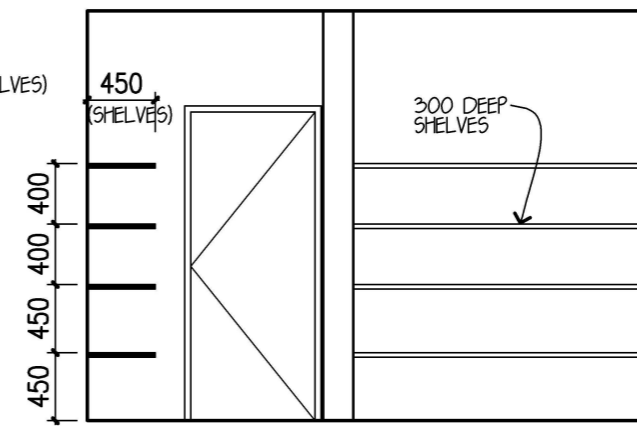


PROVIDE 20MM COMPOSITE STONE TO ALL KITCHEN BENCHTOPS

PROVIDE 20MM COMPOSITE STONE TO ALL KITCHEN BENCHTOPS



ELEVATION B



INTERNALS 1:50

- NOTES:
- * TILE & CUPBOARD DIMENSIONS ARE APPROXIMATE ONLY & MAY BE ALTERED TO SUIT MODULAR SIZES.
 - * INTERNAL DIMENSIONS INDICATED ARE TAKEN FROM PLASTER.
 - * ALL DIMENSIONS ARE SUBJECT TO SITE MEASURE
 - * SHOWER SCREEN HEIGHTS ARE INDICATIVE ONLY AND WILL ALTER DEPENDING ON SHOWER BASE CONSTRUCTION METHODS

DESIGN: DENVER 45
CEILING: 27, L

INTERNAL ELEVATIONS

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DESIGNER **m** metricon

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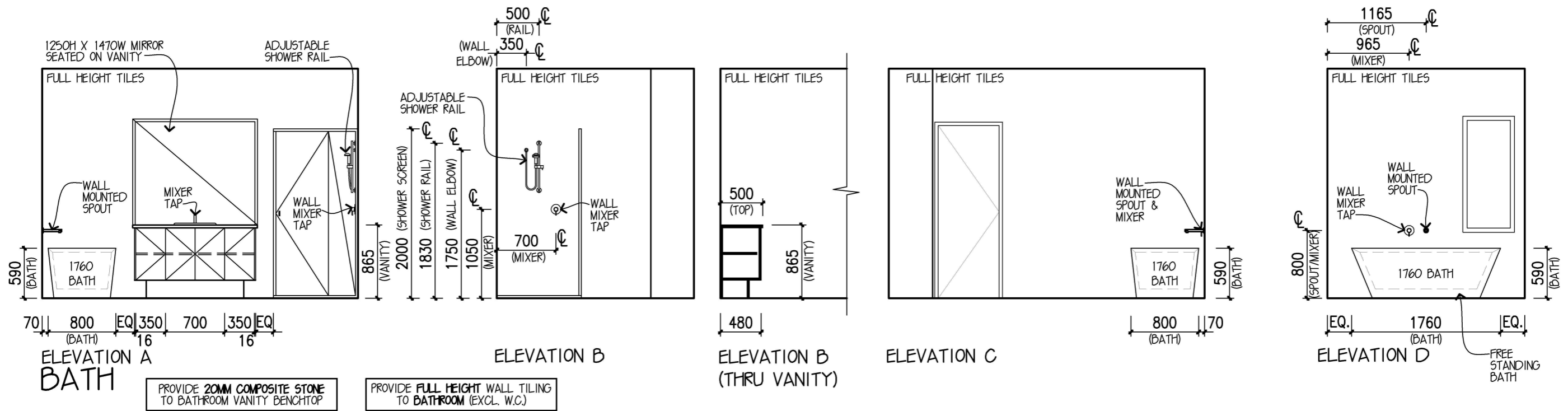
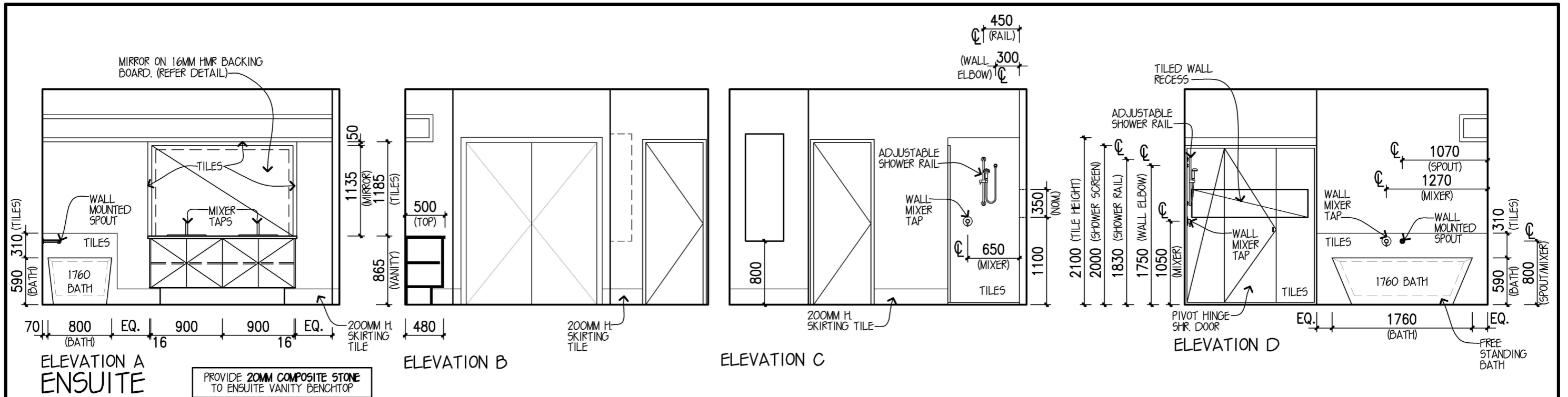
OWNER: ALLYN HOLDINGS PTY LTD
ATF THE KELLER FAMILY TRUST
LOT 1 NO.259 WEST WILCHARD ROAD
CASTLEREAGH

JOB NO: 671572 DATE: 05.01.16

F.C.DATE: DD MMM YYYY MST VER: 02 DEC 2008

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INTERNALS 1:50

NOTES:
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DESIGN: DENVER 45
 FACADE: VOGUE CEILING: 27. L

DESIGNER



OWNER: ALLYN HOLDINGS PTY LTD
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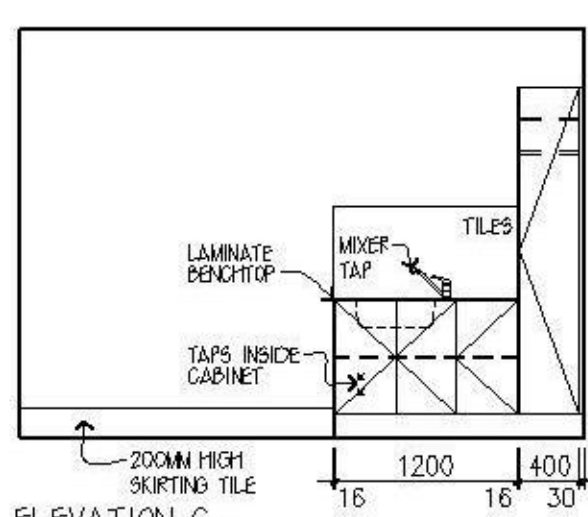
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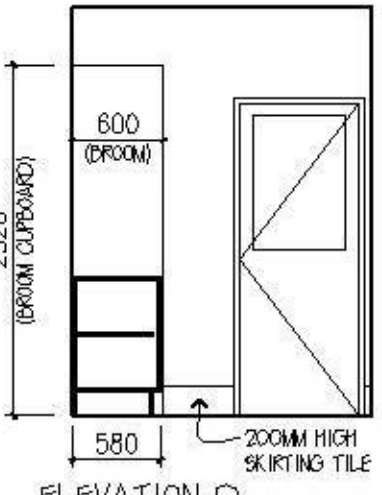
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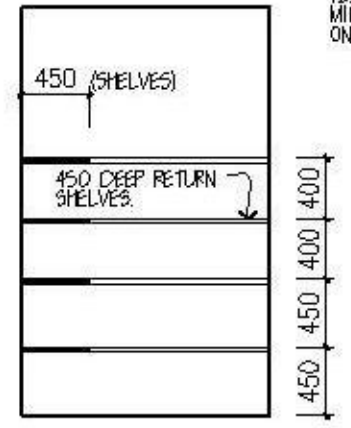
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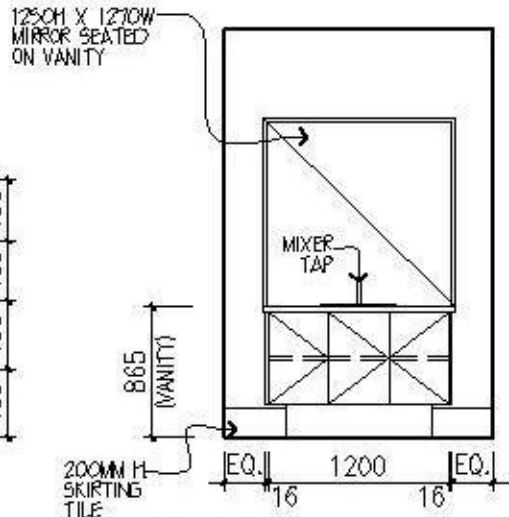
ELEVATION C
LAUNDRY



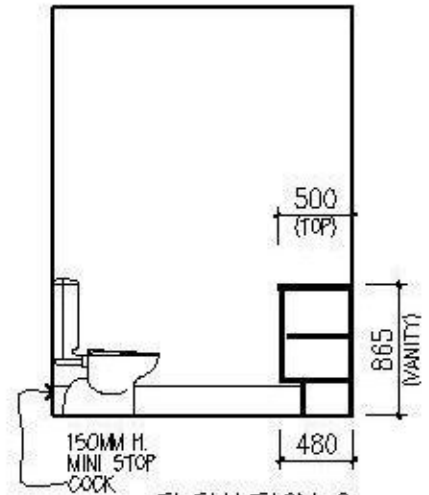
ELEVATION D



ELEVATION A
LINEN

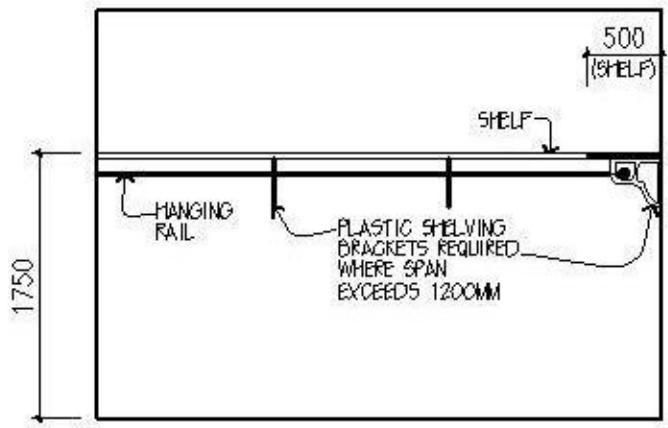


ELEVATION D
POWDER ROOM

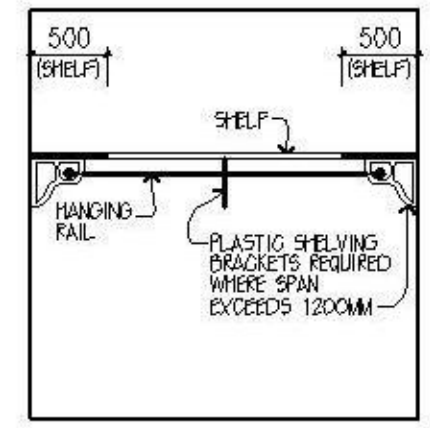


ELEVATION C

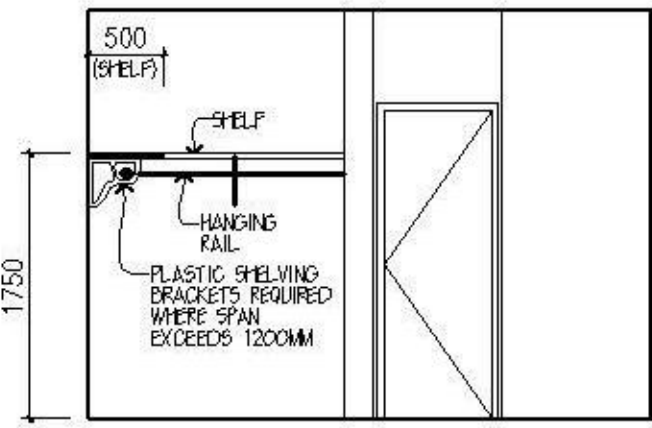
PROVIDE 20MM COMPOSITE STONE TO POWDER ROOM VANITY BENCHTOP



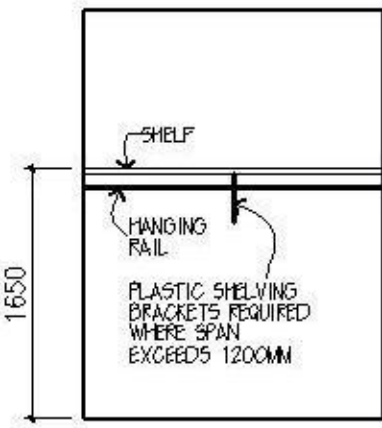
ELEVATION C
W.I.R.



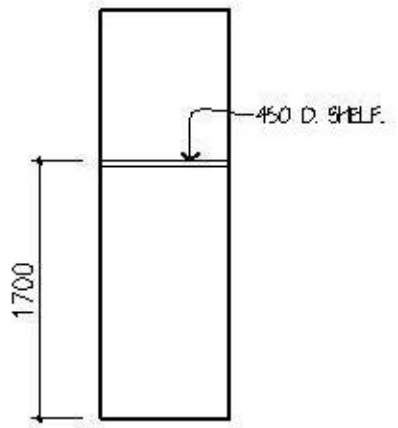
ELEVATION D



ELEVATION A



BED'S 2, 3 & 4
ROBE (TYPICAL)



ELEVATION C
BROOM CUP'D

INTERNALS 1:50

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DESIGN: DENVER 45
 FACADE: Vogue CEILING: 27. L
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